

4.12

POPULATION, EMPLOYMENT, AND HOUSING

INTRODUCTION

The Population, Employment, and Housing chapter of the EIR describes existing and projected population, housing, and employment conditions in the City of Wheatland. Primary documents and information sources referenced to prepare this section include the *City of Wheatland General Plan*,¹ the *City of Wheatland General Plan EIR*,² the Sacramento Area Council of Governments (SACOG),³ the California Department of Finance (DOF),⁴ the *City of Wheatland Housing Element Update Background Report* (Housing Element Background Report),⁵ and housing estimates and projections modeled by ESRI.

EXISTING ENVIRONMENTAL SETTING

The following setting information provides an overview of the existing population, housing supply, and employment characteristics in the City of Wheatland in Yuba County. In addition, the regulatory agencies and policies associated with population, housing, and employment are described.

Current Population

According to the California Department of Finance, the population of the City of Wheatland as of January 1, 2010 was estimated to be 3,558. As can be seen in Table 4.12-1 below, the population of the City of Wheatland has increased by over 1,250 residents in the past 10 years; however, the growth has moderated over the past five years.

Growth Rates

As noted in the City of Wheatland General Plan 2005 Housing Element, SACOG has made population projections for Yuba County, including the City of Wheatland. The Sacramento Area Council of Governments has projected future population for the jurisdictional boundaries of the City of Wheatland, as well as for the subregional study area for the City, which consists of Wheatland's Sphere of Influence (SOI). The horizon for the population projections is to the Year 2035.

Projections and Growth Rates

The SACOG projections are for defined jurisdictional boundaries as of the year 2007. Fixed boundaries are used in order to provide a constant frame of reference, and their use does not imply any assumption about how cities will incorporate surrounding areas during the forecast period. Table 4.12-2 lists the population projections made by SACOG for the City of Wheatland jurisdictional boundaries.

Table 4.12-1 Wheatland Population from 2000-2010	
As of January 1	Estimated Population
2010	3,558
2009	3,536
2008	3,516
2007	3,517
2006	3,528
2005	3,500
2004	3,237
2003	2,767
2002	2,432
2001	2,341
2000*	2,272
* As of April 1, 2000.	
Source: California Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-20010 with 2000 Benchmark, www.dof.ca.gov , accessed June 2010.	

Table 4.12-2 Population and Growth Rate Projections for the City of Wheatland			
	2005	2005-2035	2035
Population	4,303	18,753	23,056
Growth Rate	0.2%	1.5%	0.7%
Source: SACOG MTP 2035 Land Use Allocation, March 2008.			

The population growth rate that would occur in the City of Wheatland over the next 25 years was estimated. It should be noted that housing market conditions have changed dramatically since SACOG prepared projections in 2007, and the City anticipates much slower population growth.

Current Housing

The City of Wheatland currently contains an estimated 1,215 housing units, of which 966 are single-family units, 210 are multi-family units, and 39 are mobile home units. Table 4.12-3 summarizes the number of housing units per housing type within the City of Wheatland, as of January 1, 2010.

Housing Tenure

In 2009, 57.2 percent of the housing stock was owner-occupied in the City of Wheatland, 39.0 percent of the stock was renter-occupied, and 3.8 percent was vacant.

The California Department of Finance identified a 3.87 percent vacancy rate in Wheatland, as of 2010. Vacancy rates in the four to six percent range generally indicate a healthy housing market where new housing is being absorbed efficiently by the market.

Table 4.12-3	
Wheatland Housing Units (as of January 1, 2010)	
Unit Type	Number of Units
Single Family	966
2-4	155
5+	55
Mobile Homes	39
Total	1,215
<i>Source: California Department of Finance, E-5 City/County Population and Housing Estimates, 2001-2010; accessed on www.dof.ca.gov; June 2010</i>	

Future Housing Projections

The SACOG Regional Housing Needs Allocation (RHNA) for the City of Wheatland from January 2006 to June 2013 is 916 dwelling units.

Household Income

Table 4.12-4 shows the projected incomes of households in Wheatland in 2009. The median household income in 2009 was \$47,150 and the average household income was \$54,698.

Table 4.12-4		
Wheatland and Yuba County Household Incomes (2008)		
Households	Number	
	Wheatland	Yuba County
Less than \$15,000	122	4,441
\$15,000 to \$24,999	122	3,548
\$25,000 to \$34,999	113	4,135
\$35,000 to \$49,999	113	4,186
\$50,000 to \$74,999	259	5,870
\$75,000 to \$99,999	73	1,582
\$100,000 to \$149,999	60	1,174
\$150,000 to \$199,999	15	280
\$200,000 or more	14	280
Median Household Income (dollars)	\$47,150	\$37,542
Average Household Income (dollars)	\$54,698	\$49,520
<i>Source: ESRI, 2010.</i>		

Very-low-income households are defined as earning a gross income of less than 50 percent of the median income of Yuba County (as determined by the U.S. Department of Housing and Urban Development). Low-income households are defined as earning a gross income of more than 50 percent and less than 80 percent of the median income for Yuba County. Moderate-income households are defined as earning a gross income of more than 80 percent and less than 121 percent of the median income for Yuba County. Therefore, a moderate-income household in Yuba County is one that earns between \$45,040 and \$67,560 per year, which would include approximately 23.8 percent of the households in the City of Wheatland.

Employment

According to SACOG's 2007 projections, the City of Wheatland was estimated to have 634 employed residents in 2005 (See Table 4.12-5).

Table 4.12-5 Jobs and Growth Rate Projections for the City of Wheatland			
	2005	2005-2035	2035
Jobs	634	4,065	4,669
Growth Rate	0.1%	0.5%	0.3%
<i>Source: SACOG MTP 2035 Land Use Allocation, March 2008.</i>			

The City of Wheatland unemployment rate fluctuated minimally from 2000 through 2007. However, starting in 2008, the unemployment rate dramatically increased due to slowing of growth and an eventual recession, mainly because of the decline of the housing market (See Table 4.12-6).

Table 4.12-6 Historical Labor Force						
Year	City of Wheatland			Yuba County		
	Employment	Unemployment	Rate	Employment	Unemployment	Rate
2000	1,000	100	7.7%	22,363	1,930	7.9%
2001	1,000	100	8.3%	22,745	2,117	8.5%
2002	1,000	100	9.6%	22,658	2,472	9.8%
2003	1,000	100	10.5%	22,651	2,728	10.7%
2004	1,000	100	9.5%	22,875	2,464	9.7%
2005	1,000	100	9.0%	23,404	2,337	9.1%
2006	1,000	100	8.7%	24,358	2,346	8.8%
2007	1,100	100	9.1%	24,967	2,536	9.2%
2008	1,100	100	11.7%	24,558	3,290	11.8%
2009	1,000	200	17.2%	23,686	4,958	17.3%
2010 ¹	1,000	200	18.6%	22,934	5,900	20.5%
¹ As of March 2010						
<i>Source: http://www.labormarketinfo.edd.ca.gov.</i>						

Jobs-to-Housing Ratio

The jobs-to-housing ratio of a particular area is a measure of the match between local employment opportunities and the availability of housing. According to SACOG 2007 projections the 2005 jobs-to-household ratio for the City of Wheatland was 0.40 (634 / 1578 = 0.40) and the 2035 jobs-to-household ratio will be 0.55 (4,699 / 8,490 = 0.55).

REGULATORY CONTEXT

The following regulations apply to population, housing, and employment issues associated with the Johnson Rancho and Hop Farm Annexation.

State Regulations

Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Needs Plan (RHNP) developed by councils of government. SACOG is the lead agency for developing the RHNP for a six county area that includes Yuba County and the City of Wheatland. The latest housing allocation covers the 7.5 year period from January 1, 2006 through June 30, 2013. The jurisdiction is not required to make development occur; however, the jurisdiction must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed.

As mentioned above, the City of Wheatland Housing Element and other portions of the General Plan were updated in 2005 and 2006.

Local Regulations

City of Wheatland General Plan

The following are applicable goals and policies from the Housing Element of the City of Wheatland General Plan related to population, housing, and employment:

Goal 1.A To grow in an orderly pattern consistent with economic, social, and environmental needs, while preserving Wheatland's small town character, and historic significance.

Policy 1.A.1. The City shall strive to preserve Wheatland's traditional small-town qualities and historic heritage, while expanding its residential and employment base.

Goal 1.G To support development of employment uses to meet the present and future needs of Wheatland residents for jobs and to maintain Wheatland's economic vitality.

Policy 1.G.1. The City shall designate specific areas suitable for employment development and reserve such lands in a range of parcel sizes to accommodate a variety of employment uses.

Policy 1.G.2. The City shall only approve new employment development that has adequate infrastructure and services. Employment development shall be required to provide sufficient buffering from residential areas to avoid impacts associated with noise, odors, and the potential release of hazardous materials.

Policy 1.G.3. The City shall promote the development of new high technology uses in the employment locations near the SR 65 bypass.

Policy 1.G.4. The City shall promote the development of business park and research and development uses in Wheatland.

Policy 1.G.5. The City shall require new developments projects to pay their fair share of infrastructure construction costs as pursuant to the City's Infrastructure Financing Plan.

Policy 1.G.6. The City shall require that proposed commercial, employment, and residential development is phased in order to insure the continuation of an adequate tax base to fund necessary infrastructure and City services.

Goal 4.A Provide for the city's regional share of new housing for all income groups.

Policy 4.A.1. The City shall continue to monitor residential land use designations and zoning annually to ensure that sufficient land is designated and zoned at various densities to meet the city's regional share of housing.

Policy 4.A.2. The City shall designate and zone areas for higher density residential development that are within or adjacent to existing developed areas in which public facilities and services can be extended, or within large, master-planned developments which have the financial capability of providing needed public facilities and services for higher density development.

Policy 4.A.5. The City shall work with other public agencies and private organizations to build affordable housing.

Goal 4.C Meet the special housing needs of homeless persons, seniors, large families, disabled persons, and farmworkers.

Policy 4.C.2. The City shall promote increased housing opportunities for seniors, large families, and disabled persons.

Policy 4.C.3. The City shall encourage developers of rental units to build units for large families.

Policy 4.C.4. The City shall encourage the incorporation of child care in residential areas and employment-based land uses to help households with young children.

Policy 4.C.5. The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Goal 4.D Ensure equal housing opportunity.

Policy 4.D.1. The City shall support equal housing opportunities to all without regard to race, color, religion, sex, national origin, age, marital status, sexual orientation, ancestry, family status, size of household, or physical handicap.

Policy 4.D.2. The City shall undertake educational efforts to ensure that all segments of the population are aware of their rights and responsibilities regarding fair housing.

Policy 4.D.3. The City shall ensure that fair housing practices are applied to all housing offered within the city.

Policy 4.D.4. The City shall encourage the housing industry to comply with fair housing laws and practices.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

An impact of the proposed Johnson Ranch and Hop Farm Annexation project to population, employment, or housing would be considered significant if implementation of the project would potentially result in any of the following conditions:

- Induce substantial population growth in an area, either directly or indirectly; and
- Increase the jobs-to-housing ratio to a level inconsistent with the General Plan goals and policies related to the jobs-to-housing balance.

As discussed in the Introduction to the Analysis chapter of this Draft EIR, impacts identified in the Initial Study as less-than-significant or having no impact, which do not require mitigation, have already been addressed in the Initial Study. As stated in the Initial Study, the proposed project would not displace substantial numbers of people or existing housing which would necessitate the construction of replacement housing elsewhere. All other impacts identified as potentially significant within the Initial Study are addressed below.

Method of Analysis

The following section evaluates the impacts of the proposed project on the existing population, employment, and housing that would occur if the project as currently proposed is developed. Impact significance is determined by comparing project conditions to the existing conditions.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project (Johnson Rancho and Hop Farm), unless otherwise noted.

4.12-1 Impacts to jobs-to-housing ratio.

In 2005, the City of Wheatland jobs-to-housing ratio was 0.49 ($634 / 1,578 = 0.49$). At buildout, the 2025 jobs-to-housing ratio in the City of Wheatland is estimated to be 0.9:1 ($11,100 / 12,350 = 0.9$). A jobs-to-housing ratio less than one generally suggests that residents must travel outside the local area to reach a place of employment.

Policy 2.11, Balancing Jobs and Housing, of the Yuba County LAFCo Standards states:

LAFCO will normally encourage those applications which improve the regional balance between jobs and housing. LAFCO will consider the impact of a proposal on the regional supply of housing for all income levels in light of the housing and jobs balancing policies of the applicable General Plan. The agency that is the subject of the proposal must demonstrate to the Commission that any adverse impacts of the proposal on the regional affordable housing supply have been mitigated.

Buildout of the Johnson Rancho and Hop Farm Annexation project would include the development of approximately 14,396 dwelling units. The project includes 274.3 acres of employment/offices uses with an approximate density of 25 employees per acres and 131 acres of commercial uses at a Floor Area Ratio of 0.5 and density of 1 employee per 450 square feet. As shown in Table 4.12-7, buildout of the project area would result in approximately 13,197 jobs and a jobs/housing ratio of 0.92.

Table 4.12-7 Employment Projections for Johnson Rancho and Hop Farm				
Land Use	Acres	FAR	Employees per Acre	Jobs
Commercial	131.0	0.5	96.8	6,340
Employment/Office	274.3	-	25	6,857
Total	405.3			13,197

The jobs/housing ratio of the Johnson Rancho and Hop Farm Annexation area would be consistent with the ratio anticipated in the General Plan Update. In fact, the proposed project would be expected to slightly improve the jobs-to-housing ratio, as compared to what is expected under buildout of the General Plan. Therefore, the project would be consistent with the Yuba County LAFCo policy (as well as the City of Wheatland policy) that addresses the jobs-to-housing ratio, and the impact related to the jobs-to-housing ratio within the City of Wheatland would be *less-than-significant*.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

4.12-2 Long-term impacts to population, housing, employment, and jobs-to-housing ratio from the proposed project in combination with existing and future developments in the Wheatland area.

The Wheatland General Plan Update EIR indicates that General Plan buildout would include 12,350 dwelling units, resulting in 30,100 persons. The impacts associated with the addition of residents associated with the proposed project would be mitigated to a less-than-significant level through the provision of sufficient infrastructure and services. The proposed project, as well as other planned projects, would be required to provide adequate infrastructure and services to meet the demands created by the project (as discussed in Chapter 4.10). The proposed project could potentially induce population growth of 43,907 through the construction of 14,396 additional housing units; approximately 3,000 units greater than anticipated at buildout of the General Plan. However, it should be noted that the project would result in a change in the Wheatland jobs-to-housing balance, moving closer to a 1:1 ratio. Development of the Johnson Rancho and Hop Farm Annexation project would increase the populations of the City of Wheatland approximately 9,138 persons or 24.3 percent greater than anticipated at buildout of the General Plan. Therefore, the additional population resulting from buildout would be a substantial increase and a *significant* cumulative impact to population within the City of Wheatland.

Mitigation Measure(s)

Feasible mitigation to reduce the above impact to a less-than-significant level does not exist. Therefore, the impact would remain *significant and unavoidable*.

Endnotes

¹City of Wheatland. *City of Wheatland General Plan Policy Document*. July 2006.

²Raney Planning & Management, Inc. *City of Wheatland General Plan EIR*. July 11, 2006.

³Sacramento Area Council of Governments. <http://www.sacog.org>. Accessed September 2007.

⁴California Department of Finance. *E-1: City/County Population Estimates with Annual Percent Change*. <http://www.dof.ca.gov>. Accessed January 2010.

⁵City of Wheatland. *City of Wheatland Housing Element Update Background Report*. January 27, 2005.